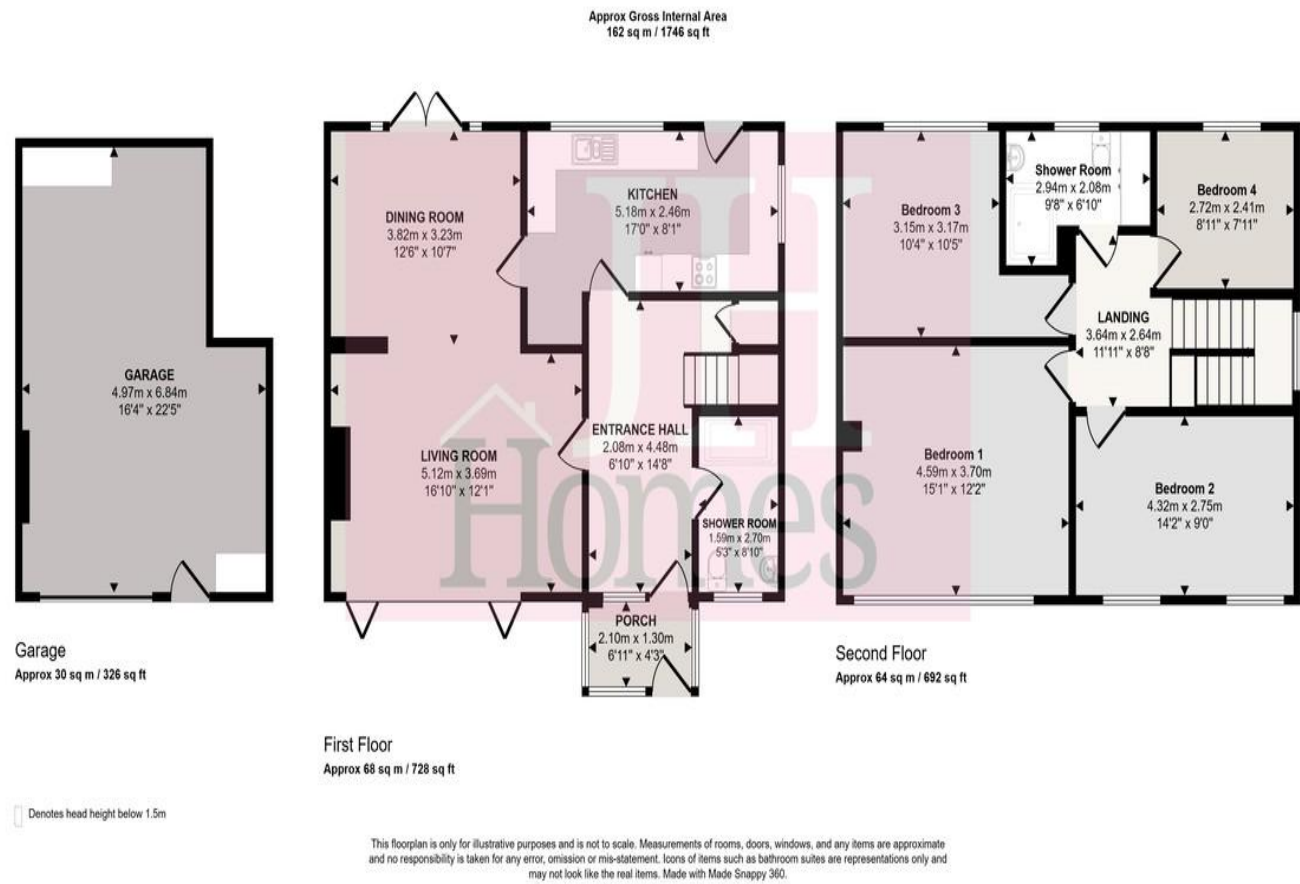




DIRECTIONS

Proceed from the centre of Ulverston up Soutergate before taking the first right turn onto Church Fields Avenue. Continue towards the end of the road and the property is on your left.

It can be found by using the following "WhatThreeWords"
<https://w3w.co/crispy.robot.widely>

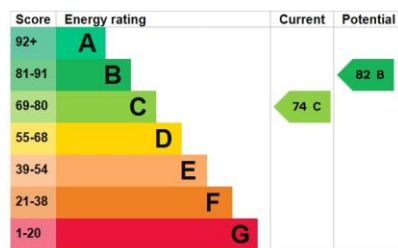
GENERAL INFORMATION

GENERAL INFORMATION TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

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GARAGE &
PARKING

20 Church Fields Avenue,
Ulverston, LA12 7HE

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

A superb modern semi-detached home of excellent proportions situated in this great location close to town. Offers a spacious quality home perfect for a range of buyers including the family purchaser, extremely well presented and highly recommended for internal viewing. The accommodation comprises of porch, spacious hall, ground floor shower room, lounge, dining room, modern fitted kitchen, four double bedrooms and modern shower room. Benefits from off-road parking, under house garage and attractive landscape garden areas to front and rear. Elevated position offers some fabulous views to the first floor and the location offers easy access to town centre as well as Hoad Hill. In all a fabulous family home in an excellent location, with early internal viewing highly recommended to appreciate the spacious proportions and convenient location. Offered with early/vacant possession and no upper chain.



Accessed through PVC double glazed door with pattern glass upper panes opening into:

PORCH

Tiling to floor and full-length uPVC double glazed windows. Wooden internal door and pattern glass side pane opening to:

ENTRANCE HALL

14' 8" x 6' 10" (4.47m x 2.08m)
Modern column radiator and oak stairs leading to first floor with twisted spindles, heavy wooden newel posts and handrails. LVT/vinyl tiled herringbone flooring in light wood grain finish running through the hall into the shower room and kitchen.

GROUND FLOOR SHOWER ROOM

Full tiling to walls and fitted with modern three piece suite comprising of WC with pushbutton flush, wash hand basin with mixer tap and mirror above (inset to a vanity unit with two drawers), glazed shower cubicle with thermostatic shower, flexi-track spray and fixed rain-head. Ladder style towel radiator, uPVC double glazed window and panelling to ceiling with light point.

LOUNGE

12' 1" x 16' 10" (3.68m x 5.13m)
Open plan with adjacent dining room which offers central fireplace feature with living flame effect fire recessed into chimney breast. Set of PVC double glazed bi-folding doors to front opening onto terrace. Two tall column radiators, coving to ceiling and feature paper to the alcove.

DINING ROOM

10' 7" x 12' 6" (3.23m x 3.81m)
Set of PVC double glazed French doors with matching side windows opening to rear terrace and steps to upper garden. Coving to ceiling and space for family sized table. With a modern column radiator and wooden door to:

KITCHEN

8' 1" x 17' 0" (2.46m x 5.18m)
Fitted with a range of base, wall and drawer units with wood block effect worktop over incorporating one and a half bowl sink with drainer and mixer tap and splash back tiling. Integrated appliances include: gas hob with splashback and extracting cooker hood above, electric fan oven with matching microwave, dishwasher, washing machine and dryer all with matching decor panels. Recess and space for American style fridge freezer, feature lighting with two spotlight tracks to ceiling, pelmet lighting to work surface and pin lights to kickboards. UPVC double glazed window looking over rear garden with further uPVC double glazed window to side and stable style door with opening upper pane to rear.

FIRST FLOOR LANDING

Stairs to first floor with uPVC double glazed feature window with pattern glass panes to the half landing. Modern wooden doors to bedrooms and bathroom with access point to loft.

BEDROOM

12' 2" x 15' 1" (3.71m x 4.6m)
UPVC double glazed window to front offering fabulous view over the neighbouring properties and town beyond, with glimpses of Birkkrigg in the distance. Double radiator and TV bracket to wall.



BEDROOM

9' 0" x 14' 2" (2.74m x 4.32m)
Situated to front of property with two uPVC double glazed windows offering a lovely view and double radiator.

BEDROOM

10' 5" x 10' 4" (3.18m x 3.15m)
UPVC double glazed window giving views of landscape garden. Coving to ceiling, radiator and TV bracket to wall with concealed power supply.

BEDROOM

7' 11" x 8' 11" (2.41m x 2.72m)
Currently used as a home office but offers space to create a bedroom dependent on needs. Radiator, high-level socket for mounting TV if required and uPVC double glazed window looking to rear garden.

FIRST FLOOR SHOWER ROOM

Modern three piece suite comprising of WC with push button flush, wall hung wash hand basin on a vanity unit with drawers under, black waterfall mixer tap and Bluetooth electric mirror above. Walk-in glazed shower cubicle with rain head shower fitment on ceiling with additional Flexi spray attachment and self-draining tiled floor. Inset lights to ceiling and double mirror fronted sliding doors to built-in storage cupboard with shelving. Full tiling to walls and floor with electric underfloor heating.

EXTERIOR

Situated towards the head of a pleasant cul-de-sac area, benefits from off-road parking with electric point suitable for Tesla charging and drive sloping down to under house garage. Landscaped front parking bay with stone retaining walls flagged/topped to match steps which lead to front terrace, offering a lovely seating area with railings. Pathway extends to side with gated access to enclosed rear landscaped garden. Lower area with flagged patio seating area, modern sleeper style wall with gravel bed behind and access to kitchen. Set of steps leading into upper garden level with doors to dining room. Upper garden is levelled with metal banister rail and glass panels. Flagged seating area with raised boarders behind retaining wall stocked with a variety of shrubs and bushes and an area of lawn to side. Excellent garden space complementing this fabulous family home.

GARAGE

22' 5" x 16' 4" (6.83m x 4.98m)
Up and over door, personal door to side, ample space for parking and workshop/storage space. Complete with stainless steel sink unit and electric light and power points.

